

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
TOWN COUNCIL CHAMBERS
100 NORTH APACHE ROAD / BUCKEYE, ARIZONA 85326
REGULAR MEETING MINUTES
May 23, 2006
7:00 P.M.**

1. CALL TO ORDER

Chairperson Napolitano called the meeting to order at 7:03 p.m.

2. ROLL CALL

Members Present: Boardmember Richardson, Boardmember Wrublik, Boardmember Kempiaik, Chairman Napolitano, Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Jimenez. Alternate Boardmember Stafford were also present.

Members Absent: None

Departments Present: Town Attorney Mark Langlitz, Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, Town Engineer Scott Ziprich, and Fire Chief Scott Rounds. Councilman Hardesty and Councilman Rioux were also present.

3. APPROVAL OF MINUTES FROM MAY 9, 2006 WORK SESSION MEETING

A motion was made by Boardmember Jimenez and seconded by Vice Chairman Zwerg to approve the Minutes from the May 9, 2006 Worksession Meeting. Motion passed unanimously.

4. APPROVAL OF MINUTES FROM MAY 9, 2006 REGULAR MEETING

A motion was made by Boardmember Wrublik and seconded by Boardmember Kempiaik to approve the Minutes of the May 9, 2006 Meeting with the correction of Item 4F added Stipulation to read "No two-story homes shall be built by the adjacent property owners. Motion passed unanimously.

5. NEW BUSINESS

5A.Kiosk Sign Ordinance

Sarah Blank presented the Board with examples of possible kiosk signs. A public hearing was opened at 7:07 to hear citizen input on the proposed Kiosk Ordinance. There being no public comment the hearing was closed at 7:08 p.m. A motion was made by Boardmember Kempiaik and seconded by Boardmember Wrublik to approve for recommendation to Council the Kiosk Sign Ordinance as presented. Motion passed unanimously.

5B. Rezone of NEC of Miller Road and Durango Road RZ06-11

Karla Walters was available on behalf of the applicant to answer the Board's questions. A public hearing was opened at 7:18 p.m. to hear citizen input on the proposed rezoning. There being no public comment the hearing was opened at 7:18 p.m. A motion was made by Boardmember Wrublik and seconded by Boardmember Richardson to approve the rezoning of 21± acres from Rural Residential to General Commerce, located at the northeast corner of Miller Road and Durango Road. Motion passed unanimously.

5C.Empire Southwest Caterpillar Site Plan SP06-29

Grant Taylor on behalf of Southwest Caterpillar was available to answer the Board's questions and told the Board that he had exceeded Town Code requirements while cleaning up the yard. A public hearing was opened at 7:26 p.m. to hear citizen input on the proposed site plan. There being no comment from the public the hearing was closed at 7:26 p.m. A motion was made by Boardmember Hawley and seconded by Vice Chairman Zwerg to approve the site plan for a Caterpillar Equipment Rental Center located at the southeast corner of 4th Street and Eastern Arizona Avenue with stipulations as presented. Motion passed unanimously.

5D. Sienna Hills Preliminary Plat PP05-49

Stewart Hays on behalf of Tesota Hills was available to answer the Board's questions. A public hearing was opened at 7:56 p.m. to hear citizen input on the proposed preliminary plat. John Lynch of Litchfield Park voiced his concern about the development because the surrounding property was mostly equestrian and he is afraid of being land-locked from riding horses. Mr. Lynch also stated that Verrado developers had promised horse owners that equestrian trails would be provided

although that promise has not been fulfilled. Debra Hunz who lives near the property also stated that Verrado had promised trail access to Verrado Way and had not fulfilled their promise. Director Bob Bushfield stated that Parks and Recreation Director Jeanine Guy will start working on a Parks and Trail Park System for the Master Plan. Their being no further public comment the hearing was closed at 8:04 p.m. After some discussion a motion was made by Boardmember Jimenez and seconded by Boardmember Hawley to approve the Preliminary Plat consisting of approximately 1035 units generally located northwest of McDowell Road and the 211th Avenue Alignment with stipulations as amended. Vice Chairman Zwerg, Boardmember Hawley, and Boardmember Jimenez voted aye. Boardmember Wrublik, Boardmember Richardson, Boardmember Kempiaik, and Chairperson Napolitano voted nay. Motion failed. A motion was made by Boardmember Kempiaik and seconded by Boardmember Wrublik to continue the approval of a 444± acre Preliminary Plat consisting of approximately 1035 units generally located northwest of McDowell Road and the 211th Avenue Alignment. Boardmember Richardson, Boardmember Wrublik, Boardmember Kempiaik, Chairperson Napolitano, Vice Chairman Zwerg, and Boardmember Jimenez voted aye. Boardmember Hawley voted nay. Motion carried.

5E. Verrado, Preliminary Plat For Parcel 4.401 Through 4.429 – PP06-09

At 8:46 p.m. a public hearing was opened to hear citizen input on the proposed preliminary plat. James Lacey of Litchfield Park told the Board of his concerns about the new development matching the integrity of the neighborhoods and that the surrounding development is largely equestrian, and that a view of rooftops would not go with type of neighborhood that is existing. Lou Williams of Litchfield Park stated that the surrounding neighborhood is a traditional Arizona neighborhood with one acre lots with a country feel. Mr. Williams feels like they (the surrounding neighbors) have been lied to and is concerned about what will become of the large dirt berm that sits on the property line. Ernest Debost lives by the berm and feeds various wildlife and is concerned about what type of changes the proposed development might bring. John Lynch echoed the concerns of the other speakers. Kurt Jones of DMB stated that he had been in contact with area land owners. The attending area land owners stated that their calls were not returned. There being no further comment from the public the hearing was closed at 8:57 p.m. Planner Brian Rose told the Board that staff supported the build out flexibility to lighten the workload of the Development Department. A motion was made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve the preliminary plat for parcels 4.401 through 4.429 with Phase 3 East of the Verrado master planned community generally located north of Indian School Road and west of Jackrabbit Trail with the requirement that DMB must meet with the area residents about the surrounding neighborhood. Motion passed unanimously.

5F. Verrado, Preliminary Plat for Parcels 2.202 through 2.210– PP06-10

A motion was made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve the preliminary plat for parcels 2.202 through 2.210 with Phase 3 South of the Verrado master planned community generally located south of Thomas Road and east of Verrado Way with the stipulation that a meeting will be set with the surrounding property owners. Motion passed unanimously.

5G. Preliminary Plat for Parcel 4.616 PP06-11

A motion was made by Boardmember Kempiaik and seconded by Boardmember Richardson to approve the preliminary plat for Parcel 4.616 for 30 lots and 12 tracts on 3.35± acres, within Phase One of the Verrado Master Planned Community generally located west of School Hill Road and south of Sunrise Lane with the stipulation that a meeting will be set with the surrounding property owners. Motion passed unanimously.

6. COMMENTS FROM THE PUBLIC

None

7. REPORTS FROM STAFF

Suparna Dasgupta reported the positive feedback regarding the Charette.

Bob Bushfield reported that the Planning Department would get 13 new staff members according to the FY Budget, a Permit Tech resigned, new Planner Jeff Conkel was introduced, and the monthly report was highlighted for the Board.

8. COMMENTS FROM THE DEVELOPMENT BOARD

Ruben Jimenez thanked Suparna for her hard work.

9. ADJOURNMENT

There being no further business to come before the Board a motion was made by Vice Chairman Zwerg and seconded by Boardmember Kempiaik to adjourn the meeting at 9:25 p.m. Motion passed unanimously.

Annette Napolitano, Chairperson

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Regular Meeting held on the 23rd day of May 2006. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk